

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: William Joseph White aka William J. White
Debtor

CHAPTER 13

KEY BANK NATIONAL ASSOCIATION
Movant

vs.

NO. 17-11743 ELF

William Joseph White aka William J. White
Debtor

Jill White Co-Debtor

11 U.S.C. Sections 362 and 1301

William C. Miller Esq.
Trustee

ORDER

AND NOW, this 18th day of July, 2017 upon failure of Debtor and the Trustee to file an Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay and the Codebtor Stay is granted, and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended (the Bankruptcy Code), and the codebtor stay as provided under Section 1301 of the Bankruptcy Code, are modified with respect to the subject premises located at 568 Coates Street, Coatesville, PA 19320 ("Property"), so as to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the mortgage and to pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**

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